

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JULY 22, 2020
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Planning Commission members: Jan Jonson, Craig Rasmussen, and Dennis Nordfelt

Planning Members Absent: Stephen Cornelsen, Darren Glather, Larry Griffeth

Staff Members Present: Community Development Director Bryan Kimball, City Planner Devan Fowles

Others Present:

Planning Commission Chair Lisa Murray conducted the meeting.

PUBLIC HEARING

A public hearing was called to order for the purpose of receiving public comment prior to changes made to the Land Use Ordinance.

Bryan Kimball commented the Utilities Board has been working the last six months on changes to the net metering ordinance under a solar moratorium. The new ordinance clarifies commercial vs. residential definitions and system capacity for each hookup. Changes to the net metering ordinance require changes to the land use ordinance in order to maintain consistency throughout the code. The current land use ordinance allows solar panels in every zone for single-family homes. The following changes have been proposed:

- Clarifier that solar panels will be allowed in every zone *in accordance with policy in the utility ordinance.*
- Should a solar farm or any other individual or business locate in Ephraim for the purpose of mass power generation, a CUP would be required for them to operate in the industrial zone.
- A cap to be placed on the amount of power that can be generated, as a measure to protect Ephraim's power equipment from damage.

The city has no problem with residences and businesses buying solar systems to reduce their power bill, but there is a problem if that production forces upgrades to our system at the public's expense.

No public comment was received. The public hearing was closed.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve the updated Land Use Ordinance subject to policy in the Net Metering Ordinance. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

A meeting was held with the City Council to give them a staff update on all activity in the City. Several subdivisions and commercial developments are presently in the planning stages.

Ephraim Crossing, a development planned for the south end of town, has submitted plans for its first phase which will include a 50-lot subdivision and possibly some townhomes. Additional phases would be added over the next several years. Subsequent phases would include some commercial development.

ADJOURNMENT

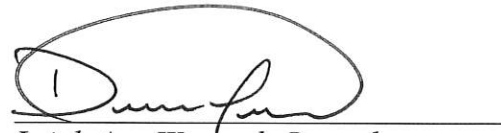
Planning Commission Member Jan Jonson moved to adjourn the meeting. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Minutes approved on: 8/26/2020



Lisa Murray, Chair

Attest:



Leigh Ann Warnock, Recorder
DEVAN FOWLES, City Planner